	Commercial Detail											
							Price			ILS number		
				Imp-No Bu 229,000			9,000	########				
					Legal	Abstract 766, County Block 2075, Tracts 10C & 12, C.H. Smith Surv						
					Status	Active	ŀ	Recent Change			New Listing	
					Exterior	Metal		I.S.D.			J'ville	
				LotSqFt	1,054,674		Acreage			24.21		
				LandDim	Irregular		County Exemptions			Cherokee		
· Welling and the Management				Contraction of	Tax/SCE	\$1,548.71 ('18), AD)		
		and the second second		PARTICAL DATE.	City	Jacksonville			Year Built	2000's		
2731	U.	79			Zip	75766	State	State TX Zone		None		
RoadTyp	US		Subdiv	N/A	X Street	C.R. 3223		Htn	g/Cooling	g CE Heat, Elec Air		
Avl/Pos	os @ closing Str					r Excellent country retail/professional space						

NarrtveDscrptn

1,280 sq. ft. building on 24 acres of famrland and one of four structures, two others being homes and the third a shop w/ an efficiency apartment. There is also a rodeo corral on this pastureland w/ views in several directions. This building was a pizza restaurant, at one time, and served the rodeo attendants. It has two large rooms and two restrooms. There are front and back decks. The exterior and the roof are metal, so the place is not going anywhere. Front room is 35' x 15.5' and back room is 39' x 15'. 18.5' x 8' front porch & 11' x 6' covered back porch. This place is less than 15 minutes from Jacksonville. Contact the broker for more photos.

Directions: From the intersection fo U.S. 69 & U.S. 79, in Jacksonville, SW on 79 for 8.2 miles to the property on the right. Large for sale sign.

BusTypeN/APinsOnFilNoA/C TypeCentral ElH/C SF SrceADOrgnzedAsN/AStruct#1BuildingA/C CapPriceOfRE229,000YearsInOp0Struct#2#A/CUnits1BsInvAvailN/AMisc1Retail SpaceStruct#3SprinklrdNoProfeOfRE229,000FireDistNoStruct#4Emer GenNoProfBsInv0PrincipUseRetail, ReStruct#5ElcSvCTp220ProfBusPP0PrpCndStYesStruct#6ADAAccsNoTrdFixAvalSome#Buildings1Struct#6Sec SysNoProfTrFixt0#Stories1Struct#8TchReadyNoLseExpDateConstructnMetalStruct#9#KitchnFacYesSublseablePossibleFoundatnPier & BeaStruct#10#MnsRms1SgnNoCmpYesExtWallsMetalRoadSurfAsphait#LdsRms1FinanclsAvN/ARoofStanding SNrstIntstI-20#FrtElevtr0AnnHazIns0PrkgSpc50TotalSF1,280.0Feature#1Kitchen AreaSewerSepticPrkgSurfcNaturalOfficeSF0.0Feature#3CarpetAvgElec0MondSF0.0Feature#3CarpetAvgElec00 </th <th></th> <th></th> <th></th> <th>1</th> <th></th> <th>1</th> <th></th> <th></th>				1		1		
OrgnzedAsN/AStruct#1BuildingA/C CapPriceOfRE229,000YearsInOp0Struct#2#A/CUnits1BsInvAvailN/AMisc1Retail SpaceStruct#3SprinkIrdNoPrOfBsInv0FireDistNoStruct#4Emer GenNoBusPPAvlN/APrincipUseRetail, ReStruct#5ElcSvcTp220PrOfBusPP0PrpCndStYesStruct#6ADA AccsNoTrdFixAvalSome#Buildings1Struct#7Sec SysNoPrOfTFixt0#stories1Struct#8TchReadyNoLseExpDateConstructnMetalStruct#9#MnsRms1SgnNoCmpYesFoundatnPier & BeaStruct#10#MnsRms1FinanclsAvN/ARoofStanding SNrstUSHwU.S. 79#PassElvtr0AnnHazIns0FloorsCarpet, ViNrstUsHwU.S. 79#PassElvtr0AnnHazIns0ParkingSF10,00.0RRAccessNo#Escalator0ArgWater0PrkgSurfcNaturalOfficeSF0.0Feature#1Kitchen AreaSewerSepticCovrdPkgNoRetailSF543.0Feature#3CarpetAvgElec0OHDrHgt0ManufSF0.0Feature#4Wash BasinsGasCoNone	BusName	N/A	AirPhoto	Yes		1	H/C SqFt	1,280.0
YearsInOp0Struct#2#A/CUnits1BsInvAvailN/AMisc1Retail SpaceStruct#3SprinkIrdNoPrOfBsInv0FireDistNoStruct#4Emer GenNoBusPPAvIN/APrincipUseRetail, ReStruct#5ElcSvcTp220PrOfBusPP0PrpCndStYesStruct#6ADA AccsNoTrdFixAvalSome#Buildings1Struct#7Sec SysNoPrOfTrFixt0#Stories1Struct#8TchReadyNoLseExpDateConstructinMetalStruct#9KitchnFacYesSublseablePossibleFoundatnPier & BeaStruct#10#MnsRms1SgnNoCmpYesExtWallsMetalRoadSurfAsphalt#LdsRms1FinanclsAvN/ARoofStanding SNrstUSHwU.S. 79#PassElvtr0AnnHazIns0FloorsCarpet, ViNrstIntstI-20#FrtElevtr0AngWater0ParkingSF10,000.0RRAccessNo#Escalator0AvgWater0#PrkgSpc50TotalSF1,280.0Feature#1Kitchen AreaSewerSepticCovrdPkgNoRetailSF543.0Feature#2Retail AreaElecCoCo-opCovrdPkgNoRetailSF543.0Feature#3Carpet<	BusType	N/A	PInsOnFil	No	A/C Type	Central El	H/C SF Srce	AD
Misc1Retail SpaceStruct#3SprinklrdNoPrOfBsInv0FireDistNoStruct#4Emer GenNoBusPPAvIN/APrincipUseRetail, ReStruct#5ElcSvcTp220PrOfBusPP0PrpCndStYesStruct#6ADA AccsNoTrdFixAvalSome#Buildings1Struct#7Sec SysNoPrOfTrFixt0#Stories1Struct#8TchReadyNoLseExpDateConstructnMetalStruct#9KitchnFacYesSublseablePossibleFoundatnPier & BeaStruct#10#MnsRms1SgnNoCmpYesExtWallsMetalRoadSurfAsphalt#LdsRms1FinanclsAvN/ARoofStanding SNrstUSHwU.S. 79#PassElvtr0AnnHazIns0ParkingSF10,000.0RRAccessNo#Escalator0AvgWater0#PrkgSurfcNaturalOfficeSF0.0Feature#2Retail AreaElecCoCo-opCovrdPkgNoRetailSF543.0Feature#3CarpetAvgElec0Wheelmos0WhseSF0.0Feature#4Wash BasinsGasCoNoneOHDrHgt0ManufSF0.0Feature#5PorchAvgGas0WHSeCInc0.0Feature#6SanSrvcePrivate Ru <t< td=""><td>OrgnzedAs</td><td>N/A</td><td>Struct#1</td><td>Building</td><td>A/C Cap</td><td></td><td>PriceOfRE</td><td>229,000</td></t<>	OrgnzedAs	N/A	Struct#1	Building	A/C Cap		PriceOfRE	229,000
FireDistNoStruct#4Emer GenNoBusPPAvIN/APrincipUseRetail, ReStruct#5ElcSvcTp220PrOfBusPP0PrpCndStYesStruct#6ADA AccsNoTrdFixAvalSome#Buildings1Struct#7Sec SysNoPrOfTrFixt0#Stories1Struct#8TchReadyNoLseExpDateConstructnMetalStruct#9#MnsRms1SgnNoCmpYesFoundatnPier & BeaStruct#10#MnsRms1SgnNoCmpYesExtWallsMetalRoadSurfAsphalt#LdsRms1FinanclsAvN/ARoofStanding SNrstUSHwU.S. 79#PassElvtr0AnnHazIns0ParkingSF10,000.0RRAccessNo#Estaloar0AvgWater0PrkgSurfcNaturalOfficeSF0.0Feature#1Kitchen AreaSewerSepticPrkgSurfcNaturalOfficeSF0.0Feature#3CarpetAvgGas0OHDrHgt0ManufSF0.0Feature#4Wash BasinsGasCoNoneOHDrHgt0ManufSF0.0Feature#5PorchAvgGas0OHDrHgt0ManufSF0.0Feature#6PhoneCoFrontier#Ramps0WhseCIrnc0.0Feature#7SanSrvcePrivate Ru <td>YearsInOp</td> <td>0</td> <td>Struct#2</td> <td></td> <td>#A/CUnits</td> <td>1</td> <td>BsInvAvail</td> <td>N/A</td>	YearsInOp	0	Struct#2		#A/CUnits	1	BsInvAvail	N/A
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#OHDoors0WrhseSF0.0Feature#4Wash BasinsGasCoNoneOHDrHgt0ManufSF0.0Feature#5PorchAvgGas0#Docks0OtherSF0.0Feature#6PhoneCoFrontier#Ramps0WhseCIrnc0.0Feature#7SanSrvcePrivate RuMisc2HVACFencingBarbedFeature#8DeedRestrNoLandSize24.21 acresHeatTypeCentral EIEasementsUtilityMineralsBeing Kept	PrkgSurfc	Natural	OfficeSF	0.0	Feature#2	Retail Area	ElecCo	Со-ор
OHDrHgt0ManufSF0.0Feature#5PorchAvgGas0#Docks0OtherSF0.0Feature#6PhoneCoFrontier#Ramps0WhseCIrnc0.0Feature#7SanSrvcePrivate RuMisc2HVACFencingBarbedFeature#8DeedRestrNoLandSize24.21 acresHeatTypeCentral EIEasementsUtilityMineralsBeing Kept	CovrdPkg	No	RetailSF	543.0	Feature#3	Carpet	AvgElec	0
#Docks 0 OtherSF 0.0 Feature#6 PhoneCo Frontier #Ramps 0 WhseCIrnc 0.0 Feature#7 SanSrvce Private Ru Misc2 HVAC Fencing Barbed Feature#8 DeedRestr No LandSize 24.21 acres HeatType Central El Easements Utility Minerals Being Kept	#OHDoors	0	WrhseSF	0.0	Feature#4	Wash Basins	GasCo	None
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Misc2 HVAC Fencing Barbed Feature#8 DeedRestr No LandSize 24.21 acres HeatType Central El Easements Utility Minerals Being Kept	#Docks	0	OtherSF	0.0	Feature#6		PhoneCo	Frontier
LandSize 24.21 acres HeatType Central El Easements Utility Minerals Being Kept	#Ramps	0	WhseClrnc	0.0	Feature#7		SanSrvce	Private Ru
	Misc2	HVAC	Fencing	Barbed	Feature#8		DeedRestr	No
PlatOnFile Yes HtngCap EPAIssues None Known	LandSize	24.21 acres	HeatType	Central El	Easements	Utility	Minerals	Being Kept
	PlatOnFile	Yes	HtngCap		EPAIssues	None Known		